

## Chapter 2 – Population

### 2. Introduction

This chapter includes basic information about Augusta's residents and households, including past trends, current characteristics, and forecasts of the future. The data in this chapter provides a basis for the remaining elements of the plan. Population household and employment forecasts help determine the demand for housing, jobs, infrastructure improvements, and land development consistent with the goals and policies in the plan.

The 2000 Census is the most recent data source used in this chapter. Due to the merger of the city of Augusta and unincorporated Richmond County in 1996, some characteristics, such as total population, show a dramatic increase between 1990 and 2000. To compensate, Richmond County trends are highlighted in some tables, and the past characteristics of the “old” city and unincorporated area distinguished in others.

### 2.1 The Planning Area

Augusta, the county seat for Richmond County, is located in east central Georgia adjacent to the state's border with South Carolina. There are two other incorporated places in Richmond County, the city of Hephzibah and the city of Blythe. Augusta is a central city in the Augusta-Richmond County, GA-SC Metropolitan Statistical Area (MSA). Other counties in the MSA are Columbia and McDuffie in Georgia and Aiken and Edgefield in South Carolina.

Augusta's Comprehensive Plan covers all of Richmond County, except for Hephzibah, Blythe and Fort Gordon. Hephzibah and Blythe have their own comprehensive plans, and separate planning programs. Fort Gordon is a federal military installation. Data comparisons include the other cities and counties in the metropolitan area, as appropriate. In addition, some trends in Augusta are compared to those in other so-called "second tier" cities in Georgia. This is done to highlight the similarities in trends among these communities. Figures for Hephzibah, Blythe and the former unincorporated part of Richmond County are also included in some tables.

#### 2.1.1 Population and Household Trends

Augusta's population and household characteristics reflect those of an older city that has merged with newer suburbs. Table P-1 shows the change in population and households in Richmond County between 1980 and 2000. Overall, the local changes reflect the trend toward suburbanization evident throughout the United States in recent decades. As the total population and households in the "old" city declined, comparable figures for the then unincorporated part of Richmond County rose. The 2000 Census figures reflect the consolidation of the city and the county, so the suburbanization trend is not as evident.

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**Table P-1**  
**Population and Household Trends**  
**Richmond County, 1980-2000**

	1980	1990	2000
<b>Total Population</b>			
Richmond County	181,620	189,719	199,775
Augusta*	47,532	44,639	195,182
Hephzibah**	1,452	2,466	3,880
Blythe**	365	300	713
Unincorporated	132,280	142,314	0
<b>Total Households</b>			
Richmond County	59,501	68,675	73,921
Augusta	19,108	18,819	72,307
Hephzibah	435	822	1,374
Blythe	121	101	240
Unincorporated	39,837	48,933	0
<b>Average Household Size</b>			
Richmond County	2.81	2.61	2.55
Augusta	2.40	2.26	2.55

Richmond County's population growth is relatively low in comparison to the other counties in the Augusta MSA and the state of Georgia. Table P-2 shows that Richmond County's population growth rate has declined over the last thirty years and is now lower than the other counties, the MSA, and the state of Georgia.

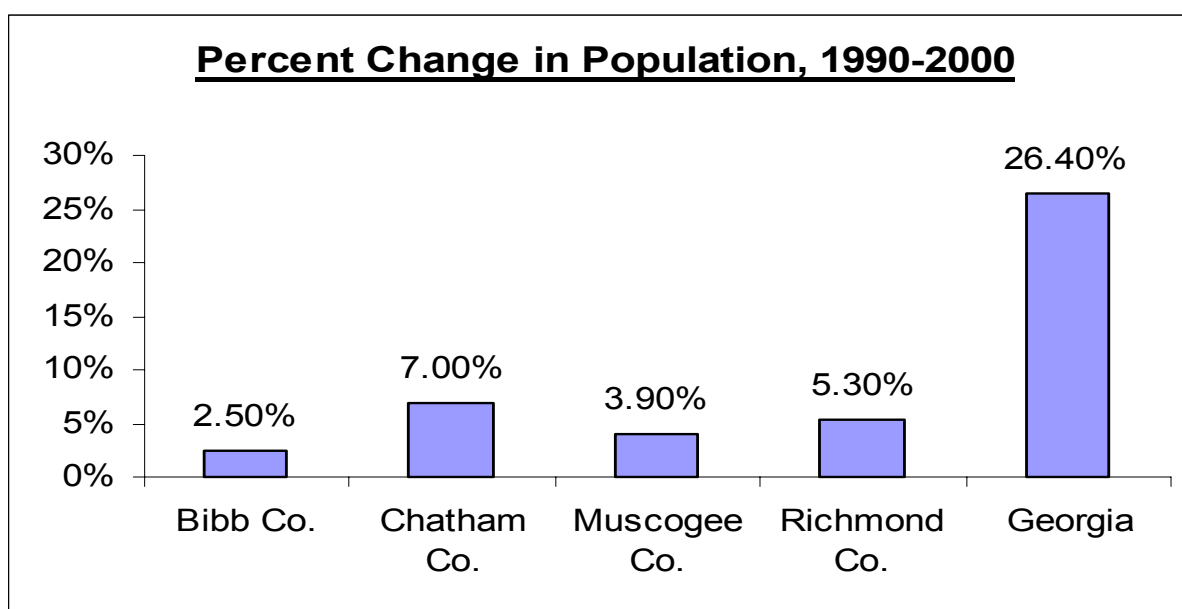
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**Table P-2**  
**Comparison of Population Trends**  
**Augusta MSA Counties and the State of Georgia**

	Change in Population				Change in Population (%)		
	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>1970s</u>	<u>1980s</u>	<u>1990s</u>
Columbia Co.	22,474	40,474	66,910	89,288	80.1%	65.3%	33.4%
McDuffie Co.	15,276	18,546	20,119	21,231	21.4%	8.5%	5.5%
Richmond Co.	162,437	181,629	189,719	199,775	11.8%	4.5%	5.3%
Aiken Co., SC	91,025	105,625	120,940	142,552	16.0%	14.5%	17.9%
Edgefield Co., SC	15,692	17,528	18,375	24,595	11.7%	4.8%	33.9%
Augusta-Aiken MSA	305,953	363,340	417,823	477,441	19.1%	14.7%	14.3%
State of Georgia	4,589,575	5,463,105	6,478,216	8,186,453	19.0%	18.6%	26.4%

SOURCE: U. S. Bureau of the Census

Low population growth is common among the second tier cities in the state. Table P-3 compares recent population trends in four counties with those of the corresponding metropolitan areas in which they are located. The table reveals that between 1990 and 2000 the counties that are home to Macon, Savannah, Columbus and Augusta experienced lower population growth than the corresponding metropolitan area. The following chart compares the percent change in population in the subject counties with the state level change between 1990 and 2000.



**Table P-3**  
**Comparisons of Population Trends**  
**Selected Counties and MSAs in Georgia**

	1990	2000	Change in Population	
County			Number	Percent
Bibb	150,137	153,887	3,750	2.5%
Chatham	216,774	232,048	15,274	7.0%
Muscogee	179,280	186,291	7,011	3.9%
Richmond	189,719	199,775	10,056	5.3%
<b>Metropolitan Statistical Area</b>				
Macon-Warner Robins, GA	281,103	322,549	41,446	14.7%
Savannah, GA	242,622	293,000	50,378	20.8%
Columbus, GA-AL	243,072	274,624	31,552	13.0%
Augusta-Aiken, GA-SC	417,823	477,441	59,618	14.3%
Macon is in Bibb County; Savannah is in Chatham County; and Columbus is in Muscogee County.				
SOURCE: U. S. Bureau of the Census				

### 2.1.2 Population by Census Tract

Census tracts are small, relatively permanent statistical subdivisions of a county delineated for the purpose of presenting census data. Census tracts are delineated by local officials and are designed to be relatively homogeneous units with regard to population characteristics, economic status, and to contain between 2,500 and 8,000 residents. For the 2000 Census, Richmond County was divided into forty (40) census tracts, the same number as in the 1990 census.

The map at the end of this chapter shows the population trends by census tract for Richmond County. Overall the information offers more evidence of the trend toward suburbanization. During the 1990s the population declined in several census tracts in and near the old city limits. Conversely, census tracts experiencing the largest net population increase are concentrated in south and west Augusta. This continues a trend observed over the last three decades.

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### 2.1.3 Race and Sex Characteristics

Table P-4 shows the recent trends for racial composition in Richmond County. The figures reflect a trend of increasing minority population and decreasing white population. The table indicates that with the 2000 Census Blacks became the largest group of one race in Richmond County (49.8%). Whites comprise 45.6% of the county's population, reflecting a 16% decline over the last two decades. The number of persons of other races has more than doubled in the past 20 years. The chart on the next page shows that the trend of increasing minority population is projected to continue in the future.

**Table P-4**

**Population Trends by Race**

**Richmond County, 1980 – 2000**

	1980	1990	2000	Change, 1980-2000	
				Number	Percent
<b>Richmond County</b>					
White	109,110	104,612	91,006	-18,104	-16.59%
Black	67,980	79,639	99,395	31,415	46.21%
Other	4,539	5,468	9,374	4,835	106.52%
<b>Total</b>	181,629	189,719	199,775	18,146	9.99%

SOURCE: U. S. Bureau of the Census

Table P-5 shows the 2000 population by race and Hispanic Origin for Richmond County and the incorporated places therein. Augusta's population is 44% White, 50.4% Black or African-American, and 4.7% other races. Persons of Hispanic or Latino origin total 5,447 or 2.8% of the city's population. This represents an increase of 1,783 (48.6%) in the Hispanic population since 1990.

**Table P-5**

**Population by Race**

**Richmond County, Augusta, Hephzibah and Blythe, 2000**

	White	Black	Other	Hispanic Origin
<b>Richmond County</b>	91,006	99,395	9,379	5,546
Augusta	87,651	98,320	9,211	5,447
Hephzibah	2,769	973	138	76
Blythe	586	102	25	23

SOURCE: U. S. Bureau of the Census

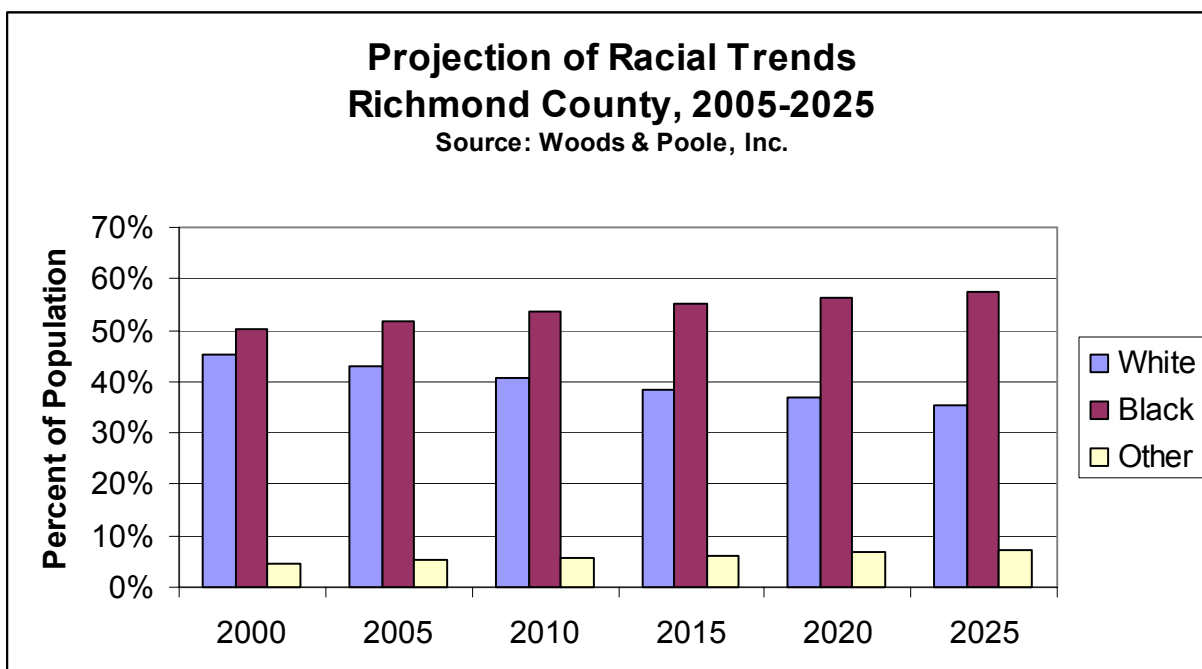


Table P-6 compares 1990 and 2000 population by sex for Richmond County and the State of Georgia. The figures indicate that the percentages of males and females in Richmond County changed only slightly between 1990 and 2000. Compared to the state, Richmond County has a higher percentage of females and lower percentage of males.

**Table P-6**  
**Population by Sex – 1990 – 2000**  
**Richmond County and the State**

	1990		2000	
	Richmond	Georgia	Richmond	Georgia
Male	92,098	3,141,761	96,375	4,027,113
Female	97,621	3,336,455	103,400	4,159,340
% Male	48.5%	48.5%	48.2%	49.2%
% Female	51.5%	51.5%	51.8%	50.8%

SOURCE: U. S. Bureau of the Census

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### 2.1.4 Population by Age

Augusta and Richmond County continue to reflect the age characteristics of a relatively mature community. Table P-7 includes information on age structure in the county. The school age population 5-17 years old comprises approximately 20% of the population. Those elderly (65 and over) account for another 11% of the population. The county's median age rose from 30.3 in 1990 to 32.3 in the year 2000.

<b>Table P-7 Population by Age – 2000 Richmond County, Augusta, Hephzibah and Blythe</b>				
<b>Age</b>	<b>Richmond County</b>	<b>Augusta</b>	<b>Blythe</b>	<b>Hephzibah</b>
0-5 years	14,244	13,943	50	251
5 to 17	39,364	38,331	194	842
18 to 20	10,836	10,639	21	177
21 to 24	13,045	12,841	25	179
25 to 44	59,686	58,295	212	1,175
45 to 54	25,076	24,435	98	543
55 to 59	8,818	8,587	31	200
60 to 64	7,061	6,883	25	153
65 to 74	12,072	11,806	39	227
75 to 84	7,372	7,250	16	106
85 and over	2,201	2,172	2	27
TOTAL	199,775	195,182	713	3,880
Under 18	53,608	52,274	244	1,093
65 and over	21,645	21,228	57	360
Median Age	32.3	32.3	31.2	34.7
SOURCE: U. S. Bureau of the Census				

Table P-8 shows historic trends in age distribution for Richmond County between 1980 and 2000. Overall, the figures reflect a decline in the number of pre-school children, teenagers and young adults, and an increase in the number of middle-age and older adults. The number of elementary and middle school age children did show a net increase between 1980 and 2000. The chart below Table P-8 shows age distribution projections for the County to the year 2025. The chart indicates a continuation of recent trends, namely a net increase in the number of pre-school children, the school-age population and the elderly. The change in the number of young and middle-age adults is expected to be variable.

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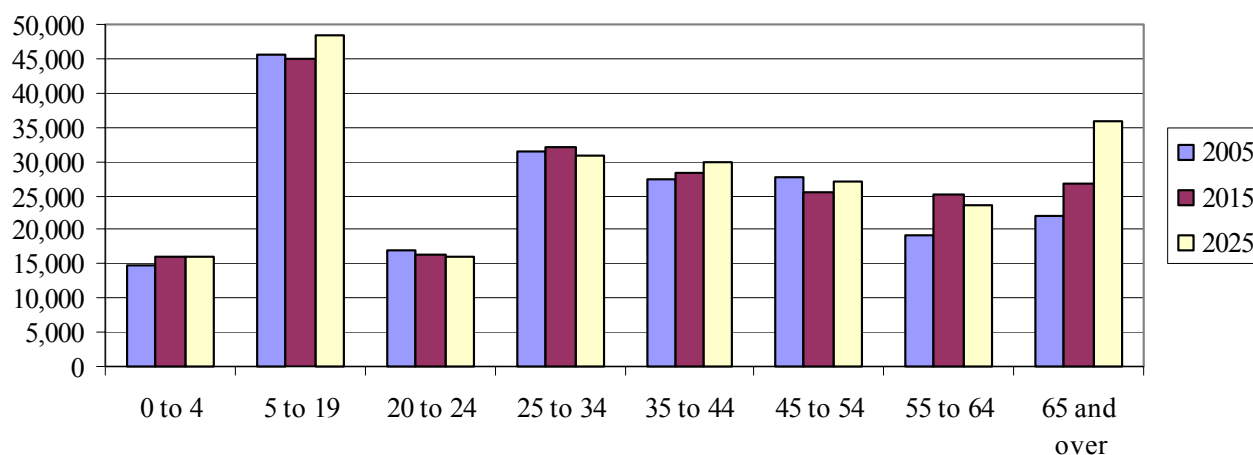
**Table P-8**  
**Trends in Population by Age**  
**Richmond County, 1980 – 2000**

				Change, 1980 - 2000	
<u>Age Bracket</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>Number</u>	<u>Percent</u>
<b>Under 5 years</b>	16,562	15,167	14,244	-2,318	-14.00%
<b>5-13</b>	21,944	25,377	27,528	5,584	25.45%
<b>14-17</b>	13,567	11,087	11,836	-1,731	-12.76%
<b>18-20</b>	14,998	10,757	10,836	-4,162	-27.75%
<b>21-24</b>	16,991	12,641	13,045	-3,946	-23.22%
<b>25-34</b>	31,606	35,628	29,633	-1,973	-6.24%
<b>35-44</b>	18,908	26,734	30,053	11,145	58.94%
<b>45-54</b>	17,066	18,368	25,076	8,010	46.94%
<b>55-64</b>	14,732	15,031	15,879	1,147	7.79%
<b>65 and over</b>	15,236	18,929	21,645	6,409	42.06%
<b>TOTAL Population</b>	181,629	189,719	199,775	18,146	9.99%

Source: U.S. Bureau of the Census

### Age Distribution Projections Richmond County, 2005-2025

Source: Woods & Poole, Inc.





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Table P-9 compares the percentage of residents by age category for Richmond County and Georgia in 1990 and 2000. The figures show that in terms of age distribution changes in Richmond County mirror the trends at the state level. Among the trends are an increase in the percentage of school-age children, a decrease in the percentage of individuals in “family formation” years (18-44), and an increase in the percentage of the population age 65 and over.

<b>Table P-9 Population Age Comparison – 1990 – 2000 Richmond County and the State</b>				
	<b>Richmond County</b>		<b>Georgia</b>	
<b>Age</b>	<b>1990</b>	<b>2000</b>	<b>1990</b>	<b>2000</b>
Under 5 years	8.0%	7.1%	9.2%	7.3%
5 to 17	19.1%	19.7%	17.6%	19.2%
18 to 20	5.9%	5.4%	4.9%	4.5%
21 to 24	6.8%	6.5%	6.2%	5.7%
25 to 44	32.8%	29.9%	33.9%	32.3%
45 to 54	9.3%	12.6%	10.5%	13.2%
55 to 59	4.1%	4.4%	4.0%	4.6%
60 to 64	3.9%	3.5%	3.7%	3.5%
65 to 74	6.1%	6.0%	6.0%	5.3%
75 to 84	3.0%	3.7%	3.2%	3.2%
85 and over	0.9%	1.1%	.9%	1.1%
SOURCE: U. S. Bureau of the Census				

### 2.1.5 Educational Attainment

Overall education levels are improving in Richmond County. Table P-10 shows that the number and percentage of adult residents with less than a high school education declined between 1990 and 2000. The percentage of the population with at least a high school education increased from 71% to 78%. The number and percentage of residents with a Bachelor’s and/advanced degree increased as well.

When compared to the State and neighboring counties, however, Richmond County lags in terms of educational attainment. Statewide, a higher proportion of adults have college degrees, and a lower percentage have less than high school education. Almost a third of the adults in Columbia County have a college degree, compared to only 18.6 % in Richmond County. The contrast among educational attainment levels in Richmond, Columbia and McDuffie Counties is partly explained by the fact that demographic characteristics vary widely in the three counties. Table P-11 shows recent trends in high school graduation test scores, high school dropout rates and the percentage of Richmond County high school graduates attending Georgia public colleges and technical schools.

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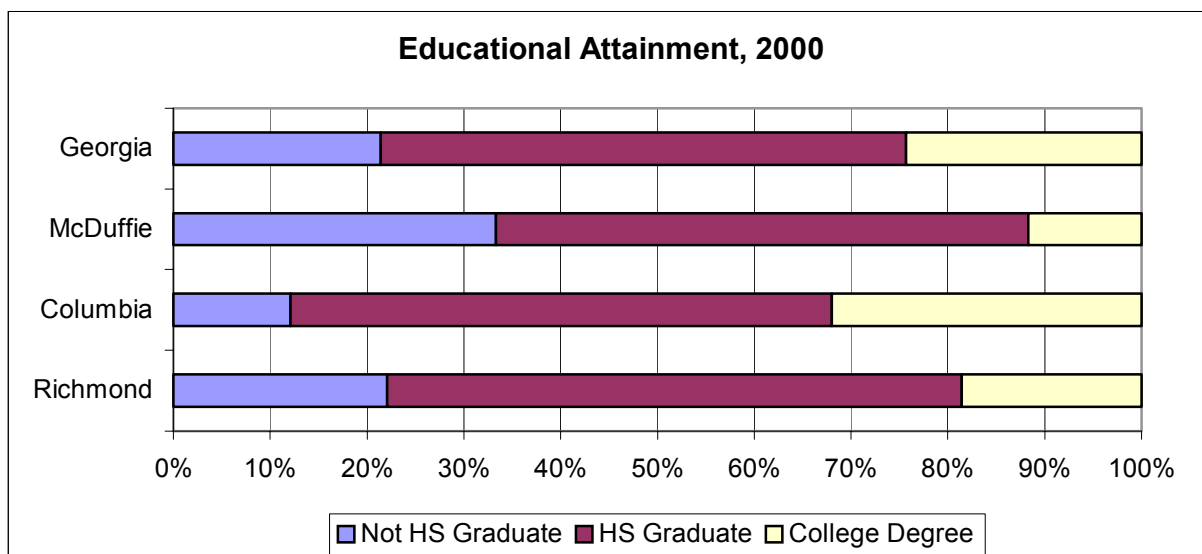
**Table P-10  
Educational Attainment  
Richmond County, 1990-2000**

	<b>1990</b>		<b>2000</b>	
<b>School Years Completed</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Less Than 9 <sup>th</sup> Grade	14,136	12.3%	9,144	7.5%
12 <sup>th</sup> Grade, No Diploma	19,191	16.7%	17,867	14.6%
High School Graduate	34,495	30.1%	36,323	29.6%
Some College, No Degree	20,628	18.0%	28,392	23.2%
Associate Degree	6,451	5.6%	7,957	6.5%
Bachelor's Degree	13,185	11.5%	14,767	12.0%
Graduate Degree	6,604	5.8%	8,142	6.6%
<b>Total Persons 25+</b>	114,690		122,592	
<b>% High School Graduates</b>	70.9%		78.0%	

SOURCE: U. S. Bureau of the Census

<b>Educational Attainment, 2000</b>	<b>Richmond County</b>	<b>Columbia County</b>	<b>McDuffie County</b>	<b>Georgia</b>
Not High School Graduate	22.10%	12.10%	33.30%	21.40%
High School Graduate	59.30%	55.90%	55.00%	54.30%
College Degree	18.60%	32.00%	11.70%	24.30%

SOURCE: U. S. Bureau of the Census, SF 3, 2000



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**Table P-11**  
**Selected Education Statistics**  
**Richmond County, 1995-2001**

Category	1995	1996	1997	1998	1999	2000	2001
High School Graduation Test Scores (All Components)	77%	70%	57%	59%	58%	60%	61%
High School Dropout Rate	12.40%	10.30%	7.90%	7.50%	5.90%	6.10%	5.40%
Graduates Attending Georgia Public Colleges	25.80%	34.90%	33.40%	32.90%	30.00%	NA	NA
Graduates Attending Georgia Public Technical Schools	12.00%	9.50%	6.80%	6.60%	8.00%	10.10%	NA
Source: Georgia Department of Education							

### 2.1.6 Income

Historically, Richmond County has ranked in the top ten counties in the state in terms of total personal income. Total personal income is defined as the income that is received by, or on behalf of, all the residents who live in the county. The high rank order is due in large part to the fact that Richmond County is among the largest in terms of population. The figures in Table P-12 reveal, however, that the average annual growth rate of total personal income in Richmond County has been lower than the state and metropolitan area averages over the last thirty years.

**Table P-12**  
**Total Personal Income Trends**  
**Richmond, Columbia & McDuffie County, Augusta MSA and Georgia**

	Richmond	Columbia	McDuffie	Augusta MSA	Georgia
<b>Total Personal Income*</b>					
1990	\$3,375.9	\$1,196.6	\$ 289.0	\$ 7,332.2	\$115,414.2
1995	\$3,945.6	\$1,631.2	\$ 377.0	\$ 9,028.4	\$159,800.5
2000	\$4,728.6	\$2,343.6	\$ 464.2	\$11,389.0	\$228,738.2
<b>Average Annual Growth Rate, 1969- 2000</b>	7.6%	11.9%	7.9%	8.3%	9.3%
* In millions of dollars SOURCE: U. S. Bureau of Economic Analysis					

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Median household income and per capita income are indicators of the buying power of residents in a community. Table P-13 indicates that median household and per capita income increased in Augusta and Richmond County between 1989 and 1999. The increase in Augusta is somewhat deceiving because consolidation resulted in a large population increase in the city. Even with the increases, Augusta and Richmond County figures continue to lag behind comparable averages for the state and metropolitan area. Among the factors that probably contribute to Augusta's low averages are higher percentages of poverty households, non-family households, and households receiving public assistance.

<b>Table P-13</b> <b>Household and Per Capita Income Trends</b> <b>Augusta, Richmond County, Augusta MSA and Georgia</b>							
	Augusta	Richmond County	Augusta MSA	Georgia	Augusta as a Percentage of		
					Richmond County	Augusta MSA	Georgia
<b>Per Capita Income</b>							
<b>1989</b>	\$10,376	\$11,799	\$12,721	\$13,631	87.90%	81.60%	76.10%
<b>1999</b>	\$17,117	\$17,088	\$18,744	\$21,154	100.01%	91.30%	81.00%
<b>Median Household Income</b>							
<b>1989</b>	\$15,315	\$25,265	\$28,490	\$29,021	60.60%	53.80%	52.80%
<b>1999</b>	\$32,972	\$33,088	\$38,103	\$42,433	99.70%	86.50%	77.70%
Note: 1989 figures for Augusta are for the city prior to consolidation							
SOURCE: U. S. Bureau of the Census, Sample Data, 1990 and 2000							

Table P-14 summarizes recent trends in household income distribution for Richmond County. The table shows that the number of households with income below \$35,000 declined between 1989 and 1999. During the same period the number of households with income \$35,000 and above increased. The increase was particularly significant for households with income of \$60,000 and above.

**Table P-14**  
**Household Income Distribution Trends**  
**Richmond County, 1989-1999**

	Number of Households		Change, 1989-99	
	<u>1989</u>	<u>1999</u>	<u>Number</u>	<u>Percent</u>
<b>Less than \$10,000</b>	13,890	10,308	-3,582	-25.79%
<b>\$10,000 to \$14,999</b>	6,504	5,905	-599	-9.21%
<b>\$15,000 to \$19,999</b>	6,588	6,082	-506	-7.68%
<b>\$20,000 to \$24,999</b>	7,031	5,558	-1,473	-20.95%
<b>\$25,000 to \$29,999</b>	6,192	5,677	-515	-8.32%
<b>\$30,000 to \$34,999</b>	5,590	5,169	-421	-7.53%
<b>\$35,000 to \$39,999</b>	4,400	5,023	623	14.16%
<b>\$40,000 to \$44,999</b>	4,125	4,366	241	5.84%
<b>\$45,000 to \$49,999</b>	2,973	3,957	984	33.10%
<b>\$50,000 to \$59,999</b>	4,343	5,917	1,574	36.24%
<b>\$60,000 to \$74,999</b>	3,482	6,061	2,579	74.07%
<b>\$75,000 to \$99,999</b>	2,055	5,174	3,119	151.78%
<b>\$100,000 to \$124,999</b>	816	2,026	1,210	148.28%
<b>\$125,000 to \$149,999</b>	169	879	710	420.12%
<b>\$150,000 or more</b>	626	1,837	1,211	193.45%
<b>Total Households</b>	68,784	73,939	5,155	7.49%

SOURCE: U. S. Bureau of the Census, Sample Data, 1990 and 2000

## 2.2 Augusta-Richmond County Tomorrow

The Augusta-Richmond County Comprehensive Plan forecasts population, household and employment growth to the year 2025. The forecasts are made based on the assumption that the city limits of the three municipalities - Augusta, Hephzibah and Blythe - will not change. Georgia law prohibits municipal annexation within three miles of another municipality. Augusta shares a common border with both Hephzibah and Blythe.

### 2.2.1 Population Projections

Several data sources were analyzed in order to project Augusta and Richmond County's population over the next twenty-three years. Data sources reviewed included the Georgia Office of Planning and Budget, Woods and Poole Economics, and the Augusta-Richmond

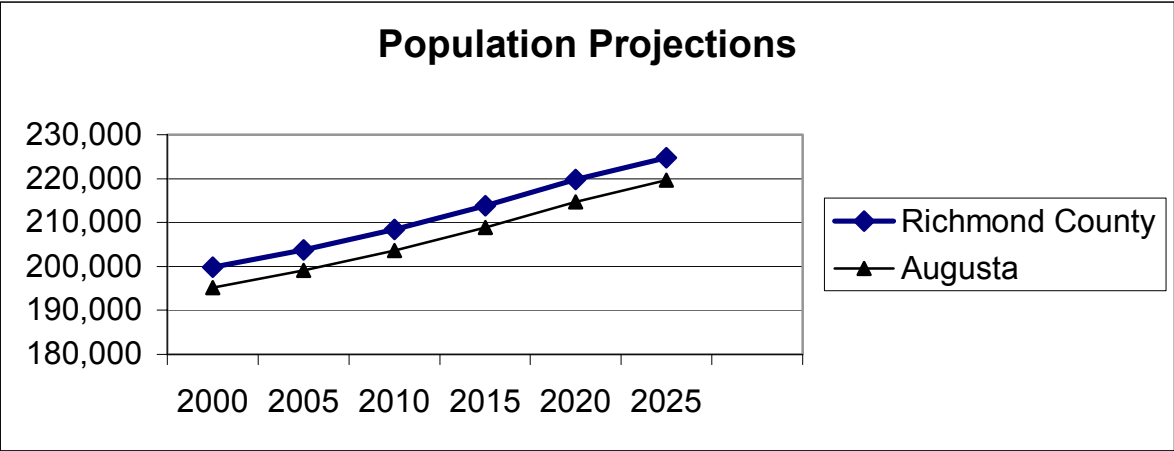
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County Planning Commission (ARCPC). The population projections made by these sources were reviewed against both local population estimates made during the 1990s based on building permit data, and against estimates made by the U. S. Bureau of the Census. Among the forecasts, the ones prepared by the Augusta-Richmond County Planning Commission and included in the 1992 Comprehensive Plan most closely reflected actual trends in population growth. The Augusta-Richmond County Planning Commission projections, updated and extended to the year 2025, were therefore adopted for the Comprehensive Plan.

Population projections were made for Augusta and Richmond County based on an examination of trends over the last four decades and, more specifically an extension of the growth rates experienced over the last twenty years. The projections assume that Hephzibah and Blythe will continue to account for a relatively small percentage of the county's total population. Three sets of projections - high, medium, and low - were made for the county. The projections reflected growth rates below, on, and above the population growth experienced during the last two decades. Population was then allocated to each of the three municipalities based on the percentage of the population each has historically captured. The medium level projection was selected for use in the Comprehensive Plan.

Table P-15 shows the Population in Richmond County from 2000 (Census Bureau), and projected to 2025 in five-year increments. The population projections for Augusta, Hephzibah and Blythe are also shown. While recent Census Bureau estimates (2001 and 2002) reflect a decline in Augusta's population since the 2000 census, the projections reflect an expected increase in population over the long term. Experience indicates that the Census Bureau population estimates are not always accurate. During the 1980s and 1990s, the Census Bureau estimated that Richmond County's population was declining. The actual Census counts in 1990 and 2000 reflected a net increase in population during both decades.

<b>Table P-15 Population Projections, 2005-2025 Richmond County, Augusta, Hephzibah and Blythe</b>						
	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
<b>Richmond County</b>	199,775	203,771	208,356	213,773	219,759	224,715
<b>Augusta</b>	195,182	199,084	203,564	208,856	214,705	219,642
<b>Hephzibah</b>	3,880	3,953	4,042	4,148	4,263	4,263
<b>Blythe</b>	713	734	750	769	791	810
Note: All data as of April 1 of the year shown SOURCES: 2000, U. S. Bureau of the Census; 2005-2025, Augusta-Richmond County Planning Commission, 2002						



**2.2.2 Household and Housing Projections**

Table P-16 includes household and housing unit projections for Augusta. The projections are based on the foregoing population forecasts. They are limited to Augusta because this is the area the City Commission has authority over regarding land use decisions.

The number of households is based on the average size for the city projected at five-year intervals to 2025. Dividing the future population in households by the average household size yields the number of households at each five-year interval. The population in group quarters (e.g. dormitories, correctional facilities, nursing homes) is assumed to remain 5.4% of the total population over the forecast period. Over the next twenty-two years the number of households in Augusta is projected to increase by over 12,000. The number of households is the same as the number of occupied housing units. Applying an occupancy factor yields the total number of housing units, including those that are vacant. The occupancy factor represents the percentage of all units expected to be occupied.

<b>Table P-16</b> <b>Household and Housing Unit Projections</b> <b>Augusta, 2005-2025</b>						
	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
<b>Number of Households</b>	72,307	74,808	77,421	80,077	82,632	84,542
<b>Persons Per Household</b>	2.55	2.515	2.485	2.465	2.455	2.455
<b>Population in Households</b>	184,312	188,142	192,391	197,389	202,862	207,551
<b>Group Quarters Population</b>	10,870	10,942	11,173	11,467	11,843	12,091
<b>Total Population</b>	195,182	199,084	203,564	208,856	214,705	219,642
<b>Occupancy Rate</b>	89.8%	91.5%	92.5%	92.5%	92.5%	92.5%
<b>Housing Units</b>	80,481	81,575	83,698	86,570	89,332	91,397
<b>SOURCE: 2000, U. S. Bureau of the Census; 2005-2025, Augusta-Richmond County Planning Commission</b>						

### 2.2.3 Employment Projections

The Augusta-Richmond County Planning Commission prepared employment projections for the Comprehensive Plan. The projections are based on an analysis of employment trends over the last four decades. Sources of information reviewed include the U. S. Bureau of the Census and the Georgia Department of Labor. The projections use employment categories as reported to the Georgia Department of Labor. The projections are based on the following assumptions:

- ❑ Augusta will continue to serve as the economic hub of the metropolitan area even as some suburban counties increase employment at a faster rate
- ❑ The Service and Retail Trade categories will continue to account for more than two-thirds of the jobs in Richmond County.



## Chapter 2 – Population

Employment in Richmond County is projected to grow by approximately 25% over the next two decades or so, from 108,000 now to over 135,000 in 2025. It is important to note that this is the number of people working in the county, not the number of county residents who have jobs. The projections indicate that employment in the Service, Retail Trade, and Manufacturing sectors will increase the most over the planning period. Table P-17 shows the forecasted changes in all of the major employment sectors.

<b>Table P-17</b> <b>Employment Projections</b> <b>Richmond County, 2005-2025</b>						
	1999	2005	2010	2015	2020	2025
<b>Construction</b>	6,028	6,502	6,695	6,743	6,830	6,971
<b>Manufacturing</b>	13,263	14,412	15,155	15,974	16,780	17,266
<b>Transportation &amp;</b>	4,518	4,818	5,025	5,234	5,432	5,620
<b>Wholesale Trade</b>	3,042	3,374	3,543	3,684	3,792	3,898
<b>Retail Trade</b>	21,481	22,431	23,513	24,577	25,641	26,545
<b>F.I.R.E.*</b>	3,197	3,448	3,616	3,771	3,927	4,132
<b>Services</b>	50,190	54,544	56,904	59,210	61,280	63,687
<b>Public Administration</b>	5,722	6,154	6,443	6,510	6,778	6,871
<b>Other**</b>	416	425	436	423	439	441
<b>Total</b>	107,857	116,108	121,330	126,126	130,899	135,431
*Finance, Insurance and Real Estate **Other includes Agriculture, Forestry, Fisheries and Mining						
SOURCES: Georgia Department of Labor, 1999; 2005-2025 Projections by Augusta-Richmond County Planning Commission						